



JOSEPH DIGIROLAMO  
MAYOR

**BENSALEM TOWNSHIP COUNCIL**  
**January 13<sup>th</sup>, 2020 - 7:00 p.m.**  
Council Chambers  
Bensalem Township Municipal Building  
2400 Byberry Road

2400 BYBERRY ROAD  
BENSALEM, PA 19020  
BUSINESS: (215) 633-3600  
FAX: (215)-633-3609  
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## COUNCIL AGENDA

1. **Opening** of meeting with a moment of silent meditation or prayer followed by the **Pledge of Allegiance to the Flag.**
2. **Public Comment:** Agenda Items
3. Approval of **Council Minutes** for meeting date:

**November 25<sup>th</sup>, 2019**

**December 2<sup>nd</sup>, 2019**

4. **Consideration and public hearing** on an **Ordinance** amending the Township Code of Ordinances at Chapter 232 – “Zoning”, at Article VIII – “Commercial Districts”, Division 1 – “G-C – General Commercial District”, Section 380 – “Use Regulations”, at Subsection 15 – “Accessory Uses”.

**4A. Consideration of a Final Amended Land Development Plan:**

<b>Applicant:</b>	<b>Echo Bensalem, LLC</b>
<b>Location:</b>	2721 Street Road – Giant Shopping Center
<b>Proposed Use:</b>	Four Gasoline Dispensing Pumps
<b>Zoning Classification:</b>	GC – General Commercial
<b>Tax Parcel:</b>	2-37-60, 60-1, 60-2 and 60-3

[View Plans](#)

5. Consideration of a **Minor Land Development:**

**Applicant:** Millenium Properties and Investments, LLC  
**Location:** 4851 Street Road  
**Proposed Use:** Parking  
**Zoning Classification:** BP – Business Professional  
**Tax Parcel:** 2-4-184-1

[View Plans](#)

6. Consideration of a **Land Development Extension Agreement:**

- A. **Applicant:** Bensalem 21, LLC  
**Site Information:** 1301 Bristol Pike  
**Tax Parcel:** 2-29-474
  
- B. **Applicant:** CalAtlantic Group, Inc.  
**Site Information:** 2670 Galloway Road  
**Tax Parcel:** 2-33-7
  
- C. **Applicant:** LBD Enterprises, Inc.  
**Site Information:** Crespo Estates, Phase II  
**Tax Parcel:** 2-70-4
  
- D. **Applicant:** Waterside Phase I, LLC  
**Site Information:** Waterside  
**Tax Parcel:** 2-65-22, 2-64-139 & 2-64-138

7. **Consideration and signing of Agreements for:**

**Applicant:** Samarpan Hindu Temple  
**Location:** Mechanicsville Road  
**Proposed Use:** Temple  
**Zoning Classification:** R-A-1 Residential  
**Tax Parcel:** 2-36-8

- A. Land development Improvements Agreement  
(4) Executed copies to be signed by Council upon consideration.
  
- B. Stormwater Best Management Practices Operations & Maintenance Agreement  
(4) Executed copies to be signed by Council upon consideration.

8. **Consideration** of a **Resolution** authorizing the acceptance of a Municipal Grant Program Contract awarded by the Redevelopment Authority of the County of Bucks in the amount

of **\$165,000.00** regarding **Bensalem Towns Against Graffiti**.

9. **Consideration** of a **Resolution** authorizing the acceptance of a Municipal Grant Program Contract awarded by the Redevelopment Authority of the County of Bucks in the amount of **\$153,327.71** regarding the **Bensalem Emergency Responder Radio Replacement**.
  
10. **Consideration** of a **Resolution** authorizing the acceptance of a Municipal Grant Program Contract awarded by the Redevelopment Authority of the County of Bucks in the amount of **\$70,000** regarding the **Bensalem Fire and EMS Upgrades**.
  
11. **Consideration** of a **Resolution** authorizing the acceptance of a Municipal Grant Program Contract awarded by the Redevelopment Authority of the County of Bucks in the amount of **\$60,000** regarding the **YWCA Family Support Center**.
  
12. Consideration of a **Reduction of Permit** fees for **Bensalem Township School District**. Location of the reduced fees request is **Richard G. Berg Transportation Center** for the replacement of the fire alarm system.
  
13. Consideration of **Escrow Releases** for:  
  

<b>Developers Request:</b>	<b>Samarpan Hindu Temple – Release #1</b>
<b>Location:</b>	2746 Mechanicsville Road
<b>Tax Parcel:</b>	2-36-8
<b>Amount:</b>	<b>\$ 126,312.00</b>
  
14. Consideration of **Escrow Releases** for:  
  

<b>Developers Request:</b>	<b>Regency Estates, Inc. AKA Mar Mar Builders, Inc. – Release #4</b>
<b>Location:</b>	2776 Mechanicsville Road
<b>Tax Parcel:</b>	2-36-9

**Amount:**

**\$ 10,389.90**

**15. Public Comment**

**16. Other Business**

**17. Next Meeting: 01/27/20 - Adjournment**

**By: Joseph Knowles, Council Secretary**

**Council reserves the right to add or delete items to alter the order of business as they deem necessary.  
Council meetings are cablecast on Bensalem Community Television and recorded for replay on:**

**Comcast Xfinity Cable Channel 22**

**Verizon Fios Cable Channel 34**

[www.bensalempa.gov](http://www.bensalempa.gov)

or

[www.youtube.com](http://www.youtube.com)

**Curfew for Council Meetings is 10:30 P.M.**